

# City of Gainesville

*City Hall  
200 East University Avenue  
Gainesville, Florida 32601*



## **Minutes - Draft**

**April 12, 2022**

**6:00 PM**

**The Historic Thomas Center - Building B  
306 NE 6th Avenue - Room 201**

## **SHIP - Affordable Housing Advisory Committee**

*Belinda Smith*

*Saeed Khan*

*Jamie Bell*

*Mary Lou Hildreth*

*Michael Raburn*

*Eric McLarthy*

*Octavia Washington*

*Cynthia Moore Chestnut*

*Aymee Ginard-Cepeda*

*Reina Saco*

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## CALL TO ORDER

## ROLL CALL

**Present** 7 - Member Bell, Member Khan, Member Hildreth, Member Raburn, Member Washington, Member Ginard-Cepeda, and Member Chestnut  
**Absent** 3 - Member Smith, Member McLarthy, and Member Saco

## ADOPTION OF THE AGENDA

## APPROVAL OF MINUTES

### [211080.](#) **Approval of Minutes from the October 12, 2021 and February 8, 2022 Affordable Housing Advisory Committee Meeting (B)**

Ms. Hildreth made a motion, seconded by Ms. Chestnut, to approve the minutes, as presented for October 12, 2021; and February 8, 2022. The motion passed 7-0.

**RECOMMENDATION**

*The Affordable Housing Advisory Committee approve the minutes of October 12, 2021 and February 8, 2022.*

## DISCUSSION OF PENDING REFERRALS

### [211082.](#) **Election of Officers (NB)**

Mr. Wachtel gave a short description of the duties of each officer.

Ms. Washington nominated Ms. Bell for Chair. Ms. Hildreth seconded that nomination.

Ms. Bell nominated Ms. Hildreth for Vice-Chair. Mr. Raburn seconded that nomination.

Mr. Khan nominated Mr. Raburn for Secretary. Ms. Bell seconded that nomination.

Ms. Chestnut made a motion, seconded by Ms. Hildreth to elect the slate of nominated officers. The motion passed 7-0.

**RECOMMENDATION**

*The Affordable Housing Advisory Committee members: 1) nominate at least one member for Chair, Vice-Chair, and Secretary; and 2) elect a Chair, Vice-Chair, and Secretary.*

### [211083.](#) **Discuss Potential Changes to the Current Incentives and Recommendations**

## Report (B)

Mr. Wachtel explained that the Incentives and Recommendations Report (IRR) was adopted by the Committee on October 12, 2021, only six months ago. He noted that, in general, there is a high level of consensus among the committee members regarding the 11 strategies that must be reviewed. He noted that, due to some new conditions or proposals, the exceptions were Expedited Review and Flexible Density.

For Expedited Review, he noted that as currently implemented, little citizen engagement occurs until a project is nearly finalized and approved, which causes much frustration on the part of both citizens and affordable housing developers. The Committee discussed recommending that the City study how to increase public knowledge of, and input to, the land development process. This could include more meetings, education, and discussion of the comprehensive plan, zoning, development regulations, infrastructure, and other factors that control future development. The Committee discussed whether these actions could lead to more constructive and meaningful engagement of neighbors and developers earlier in the process, when rules are made. Additionally, the Committee discussed whether these changes could also add speed and certainty to the development process by reducing the number of public meetings late in the process about specific projects.

For Flexible Density, Mr. Wachtel noted that the City had hired a consultant to study Inclusionary Housing requirements and that on January 6, 2022, the consultant presented those findings to the City Commission. The consultant's report recommends that for developments above a certain size, the City require both minimum numbers of affordable units and compensation to developers.

At the Chair's request, Mr. Persons summarized the Study's recommendations regarding inclusionary housing requirements. He stated that the Study looked at all the costs of development, as well as rental and sale prices, and other factors. Based on those factors, the Study recommends that all developments of 10 or more residential units be required to set aside 10% of the units as affordable to households with incomes of 80% or less than the Area Median Income (AMI), or pay a fee-in-lieu of \$120,000 to \$160,000 per affordable unit that would have been required.

Mr. Persons went on to explain that state law requires compensating developers for such requirements. He noted that the Study recommendations several ways that the developer could be compensated, including with density bonuses (flexible density) of up to thirty percent.

Ms. Hildreth asked what would happen if the number of required units was increased and/or they were limited to households with incomes of 50% AMI or less? Mr. Persons responded that those changes caused potential projects to not "pencil out." In other words, those changes resulted in projects no longer being financially feasible to develop.

Ultimately, the Committee agreed to continue to discuss and review whether to keep the same recommendation, or to slightly revise the recommendation in light of the more specific recommendations contained in the City's Exclusionary Zoning and Inclusionary Zoning Study.

**RECOMMENDATION**

*The Affordable Housing Advisory Committee members: 1) review the information provided including Section 420.9076(4) of the Florida Statutes, the 2021 IRR, and the Draft Exclusionary Zoning and Inclusionary Zoning Study; and 2) discuss any general or specific changes to the 2021 IRR that should be considered for incorporation into the 2022 IRR.*

**PUBLIC COMMENT**

Tana Silva emphasized the importance of rehabilitating the City's existing housing stock, and the importance of serving residents whose incomes are 50% or less of the area's median income. She asked the Committee to focus on those items.

Faye Williams noted that there was good discussion at the meeting. She emphasized the need to prioritize and fund weatherization and roof repair programs. She noted the importance of publicizing the City's Homeowner Rehabilitation Program.

Ms. Harris announced that the City would conduct the following Affordable Housing Workshops in May:

- 5:00 p.m. on May 9th at the GRU Multi-Purpose Room;
- 3:00 p.m. on May 17th at the Martin Luther King, Jr., Recreation Center;  
and
- 5:00 p.m. on May 24th at the Ironwood Golf Course Clubhouse.

She noted that the agendas for those meetings were being developed. Mr. Wachtel added that he would send out additional information when it became available. The Committee suggested that the City could increase community participation if the starting times of the weekday meetings were changed to 6:00 p.m., and at least one of the meetings was moved to a Saturday. Ms. Harris said that she would share those suggestions with the meeting organizers.

**MEMBER COMMENT**

Mr. Khan announced that the County Equal Opportunity Office will conduct a virtual Fair Housing Community Forum on April 27th.

**NEXT MEETING DATE - May 10, 2022 @ 6:00 PM**

## ADJOURNMENT

Ms. Hildreth made a motion to adjourn, seconded by Mr. Raburn. The motion passed 7-0. The meeting adjourned at 7:54 p.m.